

BEFORE THE BOARD OF ADJUSTMENT/HISTORIC

DISTRICT COMMISSION

TOWN OF MILTON

MILTON, DELAWARE

BOARD OF ADJUSTMENT/HISTORIC )  
DISTRICT COMMISSION )  
) )  
FEBRUARY 27, 2007 )

BEFORE:

MR. JOHN COLLIER, CHAIRPERSON,  
MR. JACK VESSELS, MS. MARION JONES,  
MR. LARRY SAVAGE, MR. MATT DOTTERER

ALSO PRESENT:

MR. ROBIN DAVIS,  
Town of Milton.

ANTHONY REPORTING  
PO Box 234  
Dover, Delaware 19903  
(302) 674-8884

THE CHAIRPERSON: All right. Good evening. I would like to call to order the February 27, 2007 meeting of the Board of Adjustment Historic Preservation Board at this time. Okay. Moving right along with our agenda, are there any additions or corrections to tonight's agenda?

MR. VESSELS: I move approval as presented.

THE CHAIRPERSON: I have a motion for approval of the agenda as written.

MS. JONES: Second.

THE CHAIRPERSON: And a second. All those in favor.

MS. JONES: Aye.

MR. DOTTERER: Aye.

MR. VESSELS: Aye.

MR. SAVAGE: Aye.

THE CHAIRPERSON: Opposed? Okay. The agenda will be as written. Okay. Next on the agenda is the approval of the minutes. And what everyone should have is a copy of the minutes from January 23, 2007. And I would assume everybody's had an opportunity to look over these. Are there any additions or corrections?

MR. VESSELS: I move approval as presented.

THE CHAIRPERSON: I have a motion for approval as presented.

MR. SAVAGE: I second.

THE CHAIRPERSON: Second. Those in favor, signify by saying aye.

MS. JONES: Aye.

MR. SAVAGE: Aye.

MR. VESSELS: Aye.

MR. DOTTERER: Aye.

THE CHAIRPERSON: Aye. Okay. That's it. Moving right along, new business. Okay. The first item on our agenda tonight is the Applicant, the Milton Public Library, is requesting a building permit for exterior renovations to the existing library located at 121 Union Street, further identified by Sussex County Tax Map and Parcel Number 2-35-14.19-183.00.

Is there anyone here on behalf of the application? All right. Sir, if you would like to come to the microphone and state your name and your relationship to the library or whatever.

MR. DAVID WILSON: Okay.

THE CHAIRPERSON: We'll go ahead and hear what you have to say.

MR. WILSON: My name is David Wilson of

Wilson Contracting, Incorporated, and I have been asked to come here and speak on behalf of the Milton Public Library and also the County, Sussex County, which has hired me to do renovation work, the front facade work on the Milton Public Library.

What we propose to do, after speaking with Mary Catherine, who runs the library here, we have tried to do everything we can to maintain the same look of the building with actually not putting the same materials back, which currently is all wood on the outside of the building, which is starting to rot and leave even, has had termite damage in the past, and is just starting to pretty much deteriorate.

What we propose to do on the outside of the building is what has been done on the new, existing Milton Public Library, which is Drivit or stucco work, which would then match -- the old would match the new then. The same colors we would be using, not necessarily the same windows. But the windows that are there now are older wood windows, which have very wide grilles to them, have brick molding around the windows.

And we have found one company, only one, that carries a mustard-color window in aluminum. And it's made by Jeld-Wen, and that is what we propose to

use. And as far as the aesthetics of the building, there's columns that are made out of wood on the outside. We will be using the Drivit-type material to pretty much make the columns appear as -- just as they appear now. I don't know that we are going to be changing any look of the outside of the building from what it is now. Also, there will be a new steel entrance door in place of the door that is there now, which will be a commercial steel door with the glass above the door, which would match what is there now, also.

The only thing that wouldn't -- that is not on my contract with the county and the library would be the sign, the Milton Public Library sign. And I'm not 100 percent sure on what is proposed there. I know -- I've talked with Mary Catherine a little bit, and she can probably expand a little bit more on what -- where the sign would be relocated, as far as that. I know from speaking with Mary Catherine and the County, they are very particular about making this new facade look exactly the way it is now. And I believe we have come up with a master plan that would do so.

So I guess that's all I have. I'm probably here more for questions and answers.

THE CHAIRPERSON: All right, sir. Go ahead and open for questions. Does anyone have any questions of this gentleman?

MR. DOTTERER: Yeah, actually, I've got a quick question.

MR. WILSON: Okay.

MR. DOTTERER: How far up -- how far up are you going up as far as the remodel? Up to the green portion where the decorative moldings are?

MR. WILSON: We will be going up to the decorative moldings, yes, just underneath of where the roof overhangs.

MR. DOTTERER: And you are not doing anything with the second floor?

MR. WILSON: No.

MR. DOTTERER: Because I imagine, you know, it's brick and all.

MR. WILSON: It's all brick, yeah.

MR. DOTTERER: Okay.

MR. WILSON: I'll not be touching anything on the second floor.

MR. DOTTERER: So those decorative moldings are being replaced, also, with like materials or similar?

MR. WILSON: Correct.

MR. DOTTERER: Just doing Drivit --

MR. WILSON: Correct.

MR. DOTTERER: -- colored center?

MR. WILSON: Yes, yes.

MR. DOTTERER: Okay.

MR. WILSON: And we will be -- it will have the same -- into the Mike -- it will have the same green on those moldings. The windows will be the mustard color, and then I believe the out -- it does have trim borders underneath the windows, which are green, also.

MR. DOTTERER: Okay. As far as the colors, we can't really say anything about the colors. The Historic --

MR. WILSON: Okay.

MR. DOTTERER: -- Preservation, we don't really deal with colors at all.

MR. WILSON: I see.

MR. DOTTERER: But as long as it has the same basic details, as far as the trim work --

MR. WILSON: Yes.

MR. DOTTERER: And you are going using the Drivit to do some of that trim work? You're not going to use like AZEK or any kind of PVC or anything like

that or --

MR. WILSON: Well, we actually considered that in the beginning. But because of some of the spans, the widths and things, it just makes more sense to do everything out of the Drivit.

MR. DOTTERER: Okay.

MR. WILSON: We even considered doing the stucco on some of the bottom portions, which is a little bit more durable type of material.

MR. DOTTERER: Sure.

MR. WILSON: But we really didn't see any need as far as, you know, if it gets damaged, it's just as easy to fix the Drivit as it is the stucco.

MR. DOTTERER: Sure. No, I know on some jobs that I've dealt with, like Grotto Pizza down in Dewey Beach, they did a little bit thicker Drivit down on the first floor, because that's going to be where people can access, they can lean against. Is that a consideration, also? Not that we're going to vote on this with that, but just out of curiosity.

MR. WILSON: Yeah.

MR. DOTTERER: Just durability of the thickness of the Drivit.

MR. WILSON: Yes. I know we kind of



discussed that when I spoke with the guy, because that was one of the his concerns, the guy that will be doing the Drivit work of it. And that's why he had actually recommended maybe doing some of the stucco work. But because of all the detailed in the columns and that other work, you're still going -- some of the parts would be the Drivit work. Some of it would be stucco, so -- and when you're doing the fluted columns, making them out of Drivit, it's still just the Styrofoam, you know.

MR. DOTTERER: Sure, sure.

MR. WILSON: So there's only so much you can do to keep it protected. If a car hits it, it's going to damage it. If a kid hits it going pretty fast on a bike, it's probably going to damage it.

MR. DOTTERER: Sure. It's repairable, though.

MR. WILSON: But just your -- you know, a person walks up and pushes on it, you know, things like that, it's going to be fine. But it's only so durable.

MR. DOTTERER: So that you are reframing all the two-by-four or two-by-six walls? And then windows, they are all going to match, like you said?

MR. WILSON: Yes.

MR. DOTTERER: That's all I've got.

THE CHAIRPERSON: Does anyone else have any questions for this gentleman? I just have one, and it's not actually for you.

MR. WILSON: Okay.

THE CHAIRPERSON: You've mentioned the sign. And for curiosity's sake, what is the intent on the sign? For the record, your name is --

MS. MARY HOPKINS: Mary Hopkins, Milton Library Director. We are considering putting the sign at the new entryway, across the top. And that way, it will be more centrally located, and that's where the actual entrance is. The other entrance will be used for Friends Office and so forth.

THE CHAIRPERSON: All right. That's fine. I was just curious, is all. Thank you. All right. Anyone else have any questions? All right. That being said, we need to consider this application and take action.

MR. WILSON: You know, if I could say one more thing --

THE CHAIRPERSON: Certainly.

MR. WILSON: I did bring a book here, if anyone is interested in looking at the grilles or the --

this is the window that we will be using. I don't know if that's --

THE CHAIRMAN: We had examples like this. And I assume they were pretty much true and correct?

MR. WILSON: Yes. They are the exact thing. I just have color photos, if anyone would like to see what they look like.

THE CHAIRPERSON: Actually, color is not a consideration for us. And we are very happy that you are going to match the existing facade.

MR. WILSON: Yes.

THE CHAIRPERSON: We would not have the ability to dictate to you --

MR. WILSON: Okay.

THE CHAIRPERSON: -- if you wanted to make it some other color.

MR. WILSON: Okay.

THE CHAIRPERSON: All right. Anyone care to make a motion, or should I do it?

MR. DOTTERER: You.

THE CHAIRPERSON: Okay. I'm going to go ahead and move that we approve this application, based on the fact that it's not changing the facade. It's certainly within the character of the area, and we

probably won't realize the difference in a little while.  
So I move to approve.

MR. DOTTERER: I second it.

THE CHAIRPERSON: I've got a second. We  
might as well vote. Mr. Vessels?

MR. VESSELS: Approve. You want some long  
reasons, like a lawyer wants it? You've already said  
it.

MS. JONES: No, only if you say no.

THE CHAIRMAN: Only if you say no.

MR. VESSELS: Okay. Only if we say no.

THE CHAIRPERSON: Mr. Dotterer?

MR. DOTTERER: Approve.

THE CHAIRPERSON: Mr. Savage.

MR. SAVAGE: I'll approve.

THE CHAIRPERSON: Ms. Jones.

MS. JONES: I vote to approve.

THE CHAIRPERSON: Okay. And I, as well.  
All right. The library may proceed. Thank you, folks,  
for your time. Yes, ma'am.

MS. HOPKINS: Excuse me. I do have one  
question. When can the building permit be picked up.  
Is this the end or --

MR. DAVIS: Yes. I won't be in tomorrow,

but I'll have it on Thursday. I'll call Dave.

MS. HOPKINS: Okay.

MR. DAVIS: All right. Thank you.

MS. HOPKINS: Thank you so much, folks.

MR. WILSON: Thank you.

THE CHAIRPERSON: Okay. The next item on our agenda this evening, the Applicants, Jim and Barbara Wagner, are requesting a building permit for the construction of a detached garage, fence, and for exterior renovations to their home located at 490 Federal Street, further identified by Sussex County Tax Map and Parcel 2-35-20.07-43.00.

Is anyone here on behalf of the application? Okay. The Applicants are present. Okay. Would you like.

MS. KATHY DREASON: Jim and Barbara -- Let us to introduce --

THE CHAIRPERSON: Please.

MS. DREASON: -- Barbara and Jim Wagner. And we're Rich and Kathy Dreason of del Mar Land, and we are the design/build contractor for this restoration.

THE CHAIRPERSON: All right. Would you like to go ahead and proceed and talk to us about what you are planning to do?

MS. DREASON: Yeah. I guess I would start with the photoscape. We had gone over this application with Robin. And we have more pictures available, in case there's more of Federal and Hazzard that you would like to see. This is the house in question. This is 409 Federal. It sits on the corner of Federal and Hazzard. And we have given you kind of a front view and a Hazzard view, and then we've given you a back view and a side view from the Fisher property, across the street, the other side of Federal. Down the street is the funeral home. This house here sits beside it. And also, across from the other side of Hazzard is this little olive-color home.

The photos that weren't included, this is the house that sits directly across the street. This house here sits beside them on Hazzard, this yellow house. And this pink house here sits across the street from Hazzard. This is the former bed and breakfast. And this is the Fishers' new house. So those are the photoscapes of everything in the neighborhood.

I'm going to start with the elevations. And I'm really just going to point out what's different about the house.

MR. DOTTERER: Okay.

MS. DREASON: Okay. Not everything about the house, just what we are changing. On the front of the house, we are going to add an open porch that would be more in keeping --

UNKNOWN SPEAKER: There are others in the neighborhood.

MS. DREASON: -- with the houses in the neighborhood, both the Fishers' house and the house across the street. Both of these have porches like that. The house is well set back, so there's no encroachment there. The house currently has a cedar shake roof. We would be replacing that roof with an asphalt shingle roof. And Robin has -- there you go -- the Black Pearl Grand Manor shingle. And that's actually the color on that board, the color that we are proposing, although I know you don't have anything to do with color.

Okay. All the windows on the house are going to be replaced with Marvin windows. I've brought the whole Marvin book for you. But really, I just took one picture from a bedroom that was very similar. The windows are clad on the inside, aluminum on the outside. They actually -- wood on the inside -- well, wood clad, yeah, on the inside. And they actually appear as though

there's separated panes. But, you know, it's not a snap-on grille. But it's not a true separated pane. And the windows will be the same configuration as the windows are right now.

UNKNOWN SPEAKER: (Unintelligible).

MS. DREASON: Right. Okay. On the Fisher side of the house, which would be your left side elevation, currently there is a -- there's a small deck there. If you look back at your (unintelligible) table, if you look at this photograph right here, you can't exactly see it through the shed, but there's a small deck. And there's this existing porch that was once filled in to create a kitchen and a washroom.

This piece right here is in very dilapidated condition. And so we are going to tear it off and put it back on again. The roof will be raised a little higher so that it's underneath the windows there. And then a French door will be added. And this portion here, if you look at your photograph where those French doors are right now, actually, the original foundation for this house was built up to that railing. And a deck was put on. And so we are actually going to extend the house over that piece of foundation, which is original foundation. Okay. So that takes care of the left side



elevation.

On the right side elevation, the only change that you are seeing there is -- you can't exactly see it here. We're just -- We're switching. Right now the door --

THE CHAIRMAN: Can I interrupt you for one minute?

MS. DREASON: Yeah.

THE CHAIRMAN: We are going to try to accommodate you. (Unintelligible) microphone (unintelligible).

MS. DREASON: I see. Okay.

THE CHAIRMAN: We're giving you a table to work from. I'm sorry for the interruption, but (unintelligible).

MS. DREASON: Thank you.

THE CHAIRMAN: You're welcome.

MS. DREASON: It's so much easier. I can work anywhere. Okay. On the right side elevation, the only change that we are making there is currently the door is right here. And this is a window. We're just -- we're just switching those around and making the door closer to the garage. Okay. And in the -- you have a site plan here showing the existing house. And

then in the rear yard we are adding a detached garage. Okay. The garage is 19 feet six inches by 28 feet. It basically has a 16-foot double garage door on it. And I have included the information for you on the type of garage door there. I would characterize it as kind of a carriage house appearance garage door. And it has office space up above. And again, all these windows here are Marvin windows.

The siding for the existing house is going to be removed, and we're going to replace it with Hardiplank. This is the retirement home of Jim and Barbara, and they would like the house to be low maintenance. And this material is very durable. It's a natural material. And it holds up to the weather here and requires much less painting than cedar.

I have original brochures for you on the actual garage door; Hardiplank, if you are not familiar with the product.

MR. VESSELS: Is this the one you're using or --

MS. DREASON: The one that I'm using is this one right here.

MR. VESSELS: All right.

MS. DREASON: On the Grand Manor shingle,

and this is where I've taken the Marvin Tilt-Wash Double Hung window.

Robin, I have nothing further, if there's any questions. Oh, one last thing, we do have -- On the site plan, we have the yard shown as fenced. Okay. That is a double-sided fence. It's a cedar fence, and you know, they are staggered. But basically, you see a completed fence from both sides.

UNKNOWN SPEAKER: I believe they call that a shackle fence.

MR. SAVAGE: You haven't shown the placement of the garage.

UNKNOWN SPEAKER: The very last sheet.

UNKNOWN SPEAKER: That's the very last sheet.

MR. SAVAGE: Okay. I've got to turn one more then.

MS. DREASON: Okay.

MR. SAVAGE: Sorry. This one is much better.

MS. DREASON: One more, or maybe your packet is --

UNKNOWN SPEAKER: (Unintelligible).

MS. DREASON: You know, you got it. You got it.

MR. SAVAGE: Okay. There we go. Okay.  
Thank you. Sorry.

MS. DREASON: That's okay.

UNKNOWN SPEAKER: (Unintelligible).

MS. DREASON: No, really, the lot is 115 by 85. And so they are really just fencing for privacy their side yard. They have grandchildren and --

THE CHAIRPERSON: There is a chosen existing fence across the back.

MS. DREASON: There is an existing fence right here, yeah. Logan has that fence right there.

THE CHAIRPERSON: All right. I guess we will open it up to questions from the members of the Board. Any questions for this lady?

MR. DOTTERER: Yes, actually I do. Do you have anything?

UNKNOWN SPEAKER: No.

MR. DOTTERER: The affected windows, real fast, you did say there are going to be grilles in there? Grilles or mullions? Two-over-two or kind of like what's on the original?

MS. DREASON: Exactly the pattern is going to be exactly the same as what's there right now. No?

MS. BARBARA WAGNER: The windows --

THE CHAIRPERSON: To the microphone and identify yourself.

MS. DREASON: Sorry. Yes, there you are, Barbara.

MS. BARBARA WAGNER: I'm Barbara Wagner, and windows are my thing. The windows will be replicas of each window. Where there's a one-over-one, there will be a one-over-one. Where there's a two-over-two, there will be a two-over-two. And there is -- it's not a true divided light, because it's a true divide that doesn't go through the double pane. So there's a true divide in the interior, a true divide on the outside. You'll never know that it doesn't actually go through the glass.

THE CHAIRMAN: It gives the appearance --

MS. WAGNER: Yes.

THE CHAIRMAN: -- of the grille on the outside and inside both.

MR. DOTTERER: All right. And they are going to be the exact, same dimensions as what's coming out? You're not changing anything.

MS. DREASON: As closely as --

MR. DOTTERER: As closely as you can.

MS. DREASON: As closely as Marvin as can.

MR. DOTTERER: Yeah. I know you have to shim them or something.

MS. WAGNER: The reason we're using Marvin that Marvin can reproduce the windows that go in.

THE CHAIRPERSON: All right. Thank you. Anybody else? Any questions?

MR. DOTTERER: Yes. I've got one more. Sorry. You say you are replacing all the siding? I imagine that means, also, the shutters are going to be coming off and putting back on? Or are they going to be redone? And the other thing is the trim, the decorative trim that is up in the gable ends, are they going to be taken off and redone, or are they just going to stay there or just -- Okay.

MS. DREASON: Well, the shutters -- the shutters are really cheap plastic shutters. They really -- you know, the house is set back from the street. They probably don't look as cheap as they are. So you know, we do show shutters across the front only. And that's actually where they

MR. DOTTERER: Sure.

MS. DREASON: Where they appear right now. But they won't be exactly like these shutters.

MR. DOTTERER: I understand. There's a big

difference in costs.

MS. DREASON: Actually, the decorative trim that's up in the soffits is in good condition. And so I don't really see why, you know, except for a couple of areas where we have some fascia and soffit issues -- I think that that's going to do -- as it exists right now, it will exist in the future, painted.

MR. DOTTERER: I just want to make sure that it was clear on the record that it's not going to come and, all of a sudden, nothing be there. I mean it's a very nice detail in there, the same with the headers over top some of these windows. It gives the house character.

MS. DREASON: Yeah. But there will be the front porch. Okay?

MR. DOTTERER: Correct. That's all I have.

THE CHAIRPERSON: Okay. Anyone else have any questions?

MR. VESSELS: It probably had a front porch originally, didn't it?

MS. DREASON: I mean all the other ones do.

MR. VESSELS: Yeah. It looks like it's missing something right now.

MS. DREASON: And it really is kind of odd

to stand at a door and just not have any protection over your head. And they'll take it -- you know, they can't do as wide a porch as some of the other houses because of the windows.

MR. VESSELS: It's more of a covered stoop, I guess.

MS. DREASON: Yeah.

MS. JONES: I would like to call up on a question that Matt just said when he talked about the decorative headers on the first floor windows, and you answered there was going to be a porch. Now, the porch does not show much interference there. Are you saying that those headers will not be replaced on the front of the house, on the two windows?

UNKNOWN SPEAKER: No.

MS. JONES: No? The headers over the windows?

UNKNOWN SPEAKER: On the first floor, on the two --

MS. JONES: On the first floor front.

UNKNOWN SPEAKER: Two windows in the front have a header, and then on the right-hand side --

UNKNOWN SPEAKER: It's not a dentil molding, but it's --



MR. JIM WAGNER: Right. I'm Jim Wagner, owner. And it's our plan that the porch won't cross those windows on the front.

MS. JONES right.

MR. WAGNER: So that the windows shouldn't be disturbed by the porch.

MS. JONES: Okay. I'm just saying that by the drawing, I couldn't see whether or not they were intending to be refurbished and replaced.

MS. DREASON: These things right here.

MS. JONES: Yes.

MR. WAGNER: Right. No, we'll retain that detail.

MS. JONES: Okay.

MR. WAGNER: It may be replaced, but --

MS. JONES: Okay.

THE CHAIRPERSON: I mean that's what we are looking at, whether that detail would be retained or not.

MR. WAGNER: Right. As I was mumbling over there, that was one of the things we were buying, was the detail, so --

MS. JONES: Thank you.

THE CHAIRPERSON: Any other questions for

the Applicant or --

MR. DOTTERER: Just one quick question, and then I'll be done. Sorry.

MS. DREASON: No, no, that's fine, Matt.

MR. DOTTERER: When you're redoing the back and the side porch -- actually, I have been in that before, before you purchased it, and I understand what kind of position it was in. You said you are going to be raising the roof up so that it's underneath the window line. Are you changing the pitch on it at all? And there's a reason for asking that. You say --

UNKNOWN SPEAKER: It's going to be raised. It's pretty flat right now. It might as steep, but --

MR. DOTTERER: The only reason I was asking is if you go less than a 4/12 pitch, usually the shingles --

UNKNOWN SPEAKER: Oh, no, no, no.

MR. DOTTERER: You can't put regular shingles on less than a 4/12 pitch.

MS. DREASON: No. We're not going to --

MR. DOTTERER: It's not going to be a rolled material or something like.

MS. DREASON: Yeah.

MR. WAGNER: I think it's a five or six

(unintelligible).

MR. DOTTERER: That's no problem then.

MS. DREASON: But you know, it will look different than it does right now, because --

MR. DOTTERER: Oh, yeah.

MS. DREASON: -- you don't visualize this coming out to this area here. And then, you know, there's going to be a hip and then wrapping around.

MR. DOTTERER: It will be an L shape.

MS. DREASON: Yeah.

MR. DOTTERER: Yeah.

MS. DREASON: And I mean the other problem is, too, in this porch that was filled in to turn into a kitchen and a wash room, is that the house downstairs has like nine-foot and eight-foot-eight ceilings. And this porch area has like seven-foot-two ceilings. And so you know, we will be able to -- we are making that area there into a great room, you know, the back of the house. And so we'll be better able to match the ceilings. But that -- you know, we will be using the existing foundation.

THE CHAIRPERSON: And I have one question.

MS. DREASON: Yes.

THE CHAIRPERSON: It doesn't really have any

effect on this application, other than I assume this ugly shed is leaving?

UNKNOWN SPEAKER: Oh, yeah.

THE CHAIRMAN: Okay. And then I have a comment. I would like to say this was a very nicely prepared package.

UNKNOWN SPEAKER: Yes.

MS. DREASON: Thank you.

THE CHAIRPERSON: All right. If there are no more questions or comments or anything else, would someone care to move forward with this application?

MR. DOTTERER: I make a motion to accept it.

MR. SAVAGE: I second.

THE CHAIRPERSON: Okay. We've had a motion to accept the application as submitted and a second. Mr. Vessels, what say you?

MR. VESSELS: Approve.

THE CHAIRMAN: Mr. Dotterer?

MR. DOTTERER: Approve.

THE CHAIRMAN: Mr. Savage?

MR. SAVAGE: Approve.

THE CHAIRPERSON: Ms. Jones?

MS. JONES: I vote to accept.

THE CHAIRPERSON: Okay. And I, as well,

vote to accept. All right, folks, thank you. Good luck. It looks like it's going to be great. And welcome to Milton.

MS. WAGNER: Thank you.

THE CHAIRPERSON: Okay. All right. The next application we have, the Applicant, Myron Burton, is requesting a building permit for the addition of a great room and screened porch to his existing home located at 124 Broad Street, further identified by Sussex County Tax Map and Parcel Number 2-35-14.19-83.00.

Is there anyone here on behalf of the application? Yes, sir?

MR. MYRON BURTON: Myron Burton.

MR. DOTTERER: I'll be recusing myself from this one.

THE CHAIRPERSON: All right. Thank you.

MR. MYRON BURTON: I'm Myron Burton, owner of the property.

THE CHAIRPERSON: Yes, sir. All right. So you want to go ahead --

MR. MYRON BURTON: Thanks a lot.

THE CHAIRPERSON: -- and talk to us about what your plans are.

MR. MYRON BURTON: Basically, it's what I've, you know, put there in front of you. It's just to add a room onto the back of the house -- it's not encroaching on anything -- and a screened porch.

THE CHAIRPERSON: Okay. Now that's -- isn't there already an existing little jut-out on the back of this house?

MR. MYRON BURTON: Right. The house --

THE CHAIRPERSON: And you are just going to add this to it? Or is this going to be --

MR. MYRON BURTON: Yeah. That house faces Broad Street. And on the back of it there's a kick-out, if you want to call it, towards the center of the house. And it has the kitchen and a den. And so I want to go back behind that and put another room --

THE CHAIRPERSON: So you're going to disturb that, because you're just going to add to it.

MR. MYRON BURTON: Add to it; I'm not touching a thing.

THE CHAIRPERSON: Okay. That was my question for you. Okay. And I assume you are going to emulate the existing materials?

MR. MYRON BURTON: Yes. We have an original sample from the yard after six years, and it's the truth

that the -- what do you call it -- stuff does not deteriorate very well.

THE CHAIRMAN: Hardiplank.

MR. MYRON BURTON: Hardiplank, yeah.

UNKNOWN SPEAKER: This stuff.

MR. MYRON BURTON: So we will duplicate that, and do the same with the roof shingles.

THE CHAIRPERSON: Okay. And this matches what is currently there or close to it in style?

MR. MYRON BURTON: No. That's a piece of what's there.

THE CHAIRPERSON: Oh, okay. Very good.

MR. MYRON BURTON: And so is the Hardiplank. The only difference with the Hardiplank, I think I'm going to use it -- I haven't decided it yet -- I'm going to use the one with the bead on the bottom, which is a little fancier looking.

THE CHAIRPERSON: All right. Well --

MR. MYRON BURTON: But that's no difference.

THE CHAIRPERSON: -- I have to tell you that from where it sits on the house, I doubt that that would be an issue with us, because --

MR. MYRON BURTON: Well, I had both. I have both on the front house.

THE CHAIRMAN: I was going to say, you can barely see where this is going from the street.

MR. MYRON BURTON: You can't.

UNKNOWN SPEAKER: No.

THE CHAIRPERSON: In fact, you have to get to the extreme left of your house and kind of peep back, like you are peeping --

MR. MYRON BURTON: And that would have been -- I was just trying to decide.

THE CHAIRPERSON: Okay. So that being said, are there any questions for this gentleman? Mr. Vessels, do you have anything?

MR. VESSELS: No. I think his presentation is pretty complete.

THE CHAIRPERSON: The plans are pretty clear.

MR. VESSELS: Yes.

THE CHAIRPERSON: And seeing the materials and such?

MS. JONES: Yeah.

THE CHAIRPERSON: Anyone else? I don't have any myself. So there being no questions, I guess we will move forward with an action on this. Anyone care to --



MR. VESSELS: I'll move for approval.

THE CHAIRPERSON: Okay. We have a motion for approval. A second?

MR. SAVAGE: I second.

THE CHAIRPERSON: All right. We have a motion to second. Mr. Vessels, what say you?

MR. VESSELS: Aye.

THE CHAIRPERSON: Mr. Savage?

MR. SAVAGE: I approve.

THE CHAIRPERSON: Ms. Jones?

MS. JONES: I approve.

THE CHAIRPERSON: And I, as well, approve. Okay. Mr. Burton --

MR. MYRON BURTON: Okay. Thank you.

THE CHAIRPERSON: -- keep up the good work over there on Broad Street.

MR. MYRON BURTON: The only reason I have two kinds of Hardiplank is the front house is actually 200 years old, and it was remodeled probably in the 1870s. And they took the original handmade planks with the bead on it and moved it around to the back part of the house and to modernize it, but the plain flat on it. So I have the flat on the front, and on the back it's all the beaded, because most of that is the original.

And where it was replaced, I kept as much of the old that I could. And so from that house on the second floor, everything is totally original. And you can't tell the difference between the Hardiplank and the other.

THE CHAIRPERSON: There appears to be a domino effect happening on that side of the street. We keep getting applications as they keep jumping down the street. Now, if you could just get them to catch up on the other side --

MR. MYRON BURTON: Well, that one across the street from me is owned, but ready to go, right? Just about? And the one across the street from us, as soon as that is done, that will be gone, too.

UNKNOWN SPEAKER: Good.

MR. MYRON BURTON: So that will be a start. There's not much left over there, actually.

THE CHAIRPERSON: Well, now, if you can get the other side of the street to catch up with you.

MR. MYRON BURTON: Well, if I can get this built, I can get my junk out of the building on the corner house and then get that rented and all of that finished.

THE CHAIRPERSON: All right. Very good.

Thank you, Mr. Burton.

MR. MYRON BURTON: Thank you. And can I get the permits on, you said, Thursday?

MR. DAVIS: Yes.

MR. MYRON BURTON: Okay. I'll check with you then, Robin.

MR. DAVIS: All right.

MR. MYRON BURTON: Thank you.

THE CHAIRPERSON: All right. Before we adjourn, just one thing. Most of you are probably aware of this, but I'll go ahead. Effective tonight, (unintelligible) Brenda Burns resigned her seat on the Board in order to pursue a seat on the Town Council. I just wanted everybody to be aware of that fact.

Okay. That being told, we need a motion to adjourn, unless somebody's got something else?

MR. VESSELS: So moved.

THE CHAIRPERSON: We have a motion to adjourn. Can I get a second, please?

MS. JONES: I second.

THE CHAIRPERSON: I've got a motion and a second. All those in favor?

MR. VESSELS: Aye.

MR. DOTTERER: Aye.

MR. SAVAGE: Aye.

MS. JONES: Aye.

THE CHAIRPERSON: Aye. Turn that off.

State of Delaware.       )  
                                  )  
Kent County                )

CERTIFICATE OF REPORTER

I, Cheryl A. Anthony, Delaware Certified Shorthand Reporter and Notary Public, do hereby certify that the foregoing record, pages 1 to 37 inclusive, is a true and accurate transcript, to the best of my ability, of my stenographic notes from the tape-recording of February 20, 2007, in the above-captioned matter.

---

Cheryl A. Anthony  
Delaware CSR  
Certification No. 107-PS  
(Permanent Certification)

DATED: \_\_\_\_\_